



37 Park Meadow, Hatfield, Hertfordshire, AL9 5HA

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA



## 37 Park Meadow, Hatfield, Hertfordshire, AL9 5HA

Spacious three bedroom house on quiet green square located just 2 minutes walk from Hatfield Station. Accommodation includes Living room, Dining room, Kitchen, Utility room and Cloakroom. Shower room upstairs.

**Reception room** 17'8" x 11'5" (5.41m x 3.48m)

**Dining area** 10'9" x 10'2" (3.28m x 3.12m)

**Kitchen** 11'1" x 7'6" (3.40m x 2.29m)

**Cloakroom**

**Bedroom 1** 17'7" x 10'0" (5.38m x 3.05m)

**Bedroom 2** 10'2" x 10'4" (3.12m x 3.15m)

**Bedroom 3** 11'6" x 8'2" (3.53m x 2.49m)

**Bathroom**

Shower over bath

**Garden**

**Garage**

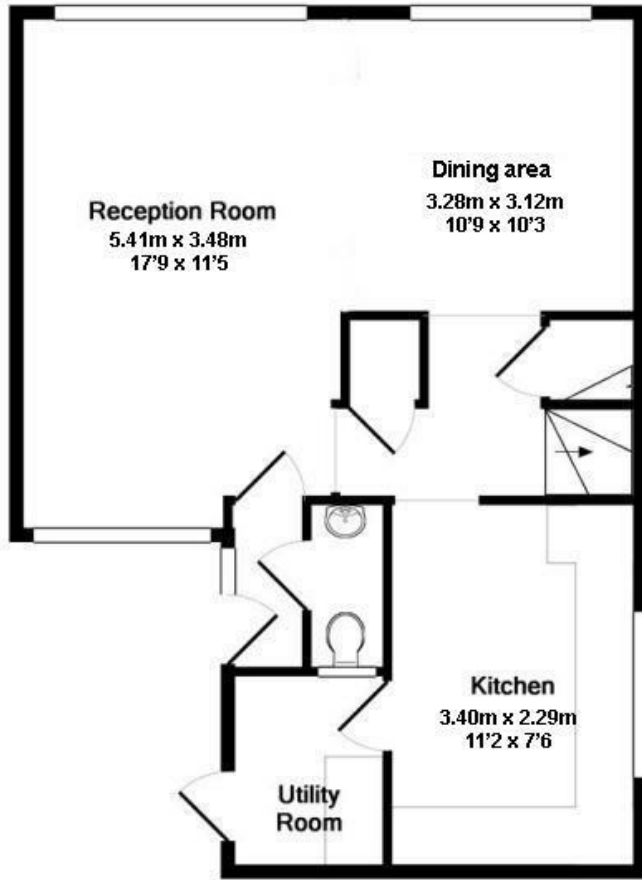
Single garage



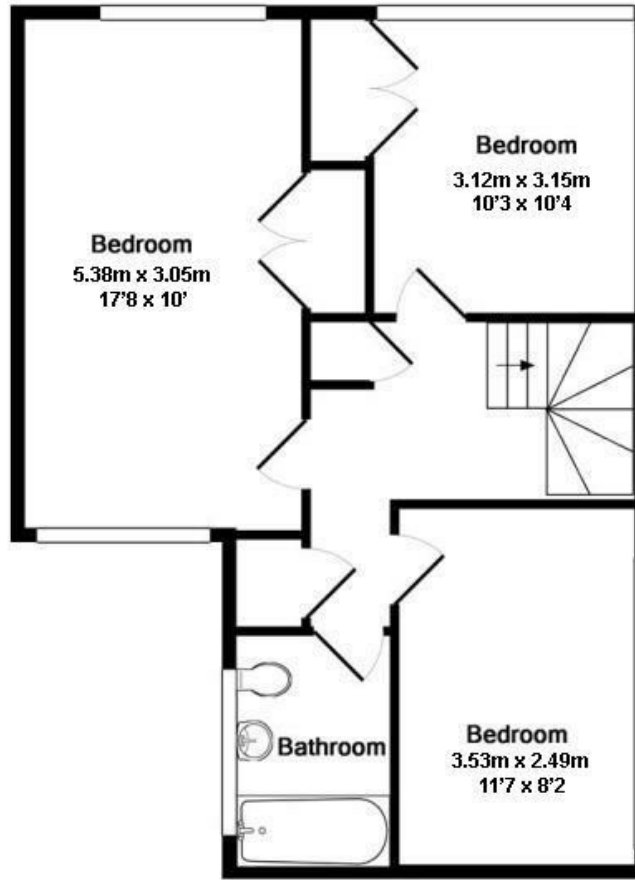
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VAT No. 745 8368 91





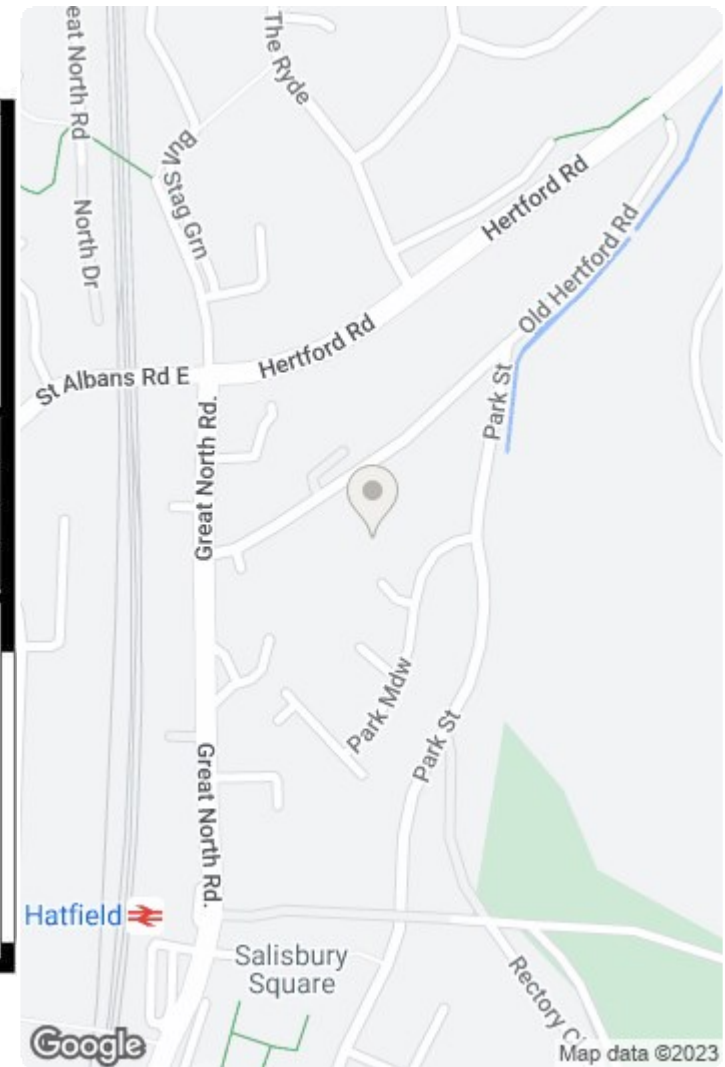
Ground floor  
Approx. Floor  
Area 50.3 Sq.M.  
(541 Sq.Ft.)



1st floor  
Approx. Floor  
Area 50.3 Sq.M.  
(541 Sq.Ft.)

Total Approx. Floor Area 100.5 Sq.M. (1082 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	65	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	60	75

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